



Lakeside Fire Protection District

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Lakeside, CA 92040
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Mark T. Baker
Fire Chief

December 5, 2006

Highway Los Coches, Inc.
8445 Los Coches Rd
El Cajon, Ca. 92021

Re: Short Form Fire Protection Plan

The Lakeside Fire Protection District has reviewed and approves the Short Form Fire Protection Plan for the above parcel.

If you have any questions, please feel free to contact me at 619-390-2350 extension 307.

J. Charles Weber

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Deputy Fire Marshal/Fire Captain
Fire Prevention Division

SDC DPLU RCVD 12-15-06
GPA06-006RPL / REZ06-009

FIRE PROTECTION PLAN – Short Form

Highway Los Coches Inc.
8445 Los Coches Dr.
Lakeside, CA 92021

12/5/06

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road Suite B
San Diego, CA 92123

Attention: County Fire Marshal

Subject: Fire Protection Plan – Short Form for APN #400-381-02, Case # REZ 06-009; GPA 06-006

This letter is written in response to a request from the County of San Diego, DPLU for a Short Form Fire Protection Plan consistent with the California Fire Code Article 86.

Location:

Highway Los Coches Inc. is an operating service station located at 8445 Los Coches Road in the city of Lakeside in unincorporated San Diego County. The approximately 2.97 acre project site is located adjacent to the Los Coches Road off ramp for westbound Interstate 8 (I-8).

NOTE: The site has been continuously operated as a service station since 1968. The DPLU has requested this Fire Protection Plan – Short Form as a consequence of the site owner's application for a rezone to allow the existing station to become of conforming use. NO CHANGE, CONSTRUCTION OR PHYSICAL IMPROVEMENT OF ANY KIND IS BEING PROPOSED TO THE PROPERTY OR EXISTING STRUCTURES. In addition there have been no instances of fire, caused by nature, wildland fires or through the operation of the business in its' 30 years of existence.

Topography: The project site is a relatively flat 2.97 acre parcel with manufactured slopes comprising the northern and the eastern boundaries. Existing uses on site include a service station and truck storage area. The service station occupies approximately 0.60 acres of the site and generally consists of two dispenser islands, a snack shop, a service station building, and parking. The site contains little vegetation as most of it has been cleared. The manufactured slopes are the only place that vegetation grows which includes small shrubs and grass. Vegetation on the slopes are maintained to conform to

the City, State & County fire clearing requirements. The elevations on site range from 690 to 700'. Approximately 80% of the site is less than a 3% slope and almost 100% of the site is less than 4% slope.

Geology: The site has no geological aspects affecting fire, access or evacuation.

Flammable Vegetation: Vegetation from the great majority (over 75%) of the site has been cleared (See Diagram 1). The remaining vegetation, which are located on the outskirts on the manufactured banks and slopes of the property are small scrub, chaparral shrubs, grass and weeds. The vegetation on the slopes is maintained and cleared on a regular basis to conform to the City, State & County natural vegetative fuels clearing requirements.

Climate: Average maximum daytime temperatures reach 90 F for short periods of time on the hottest August and September days but drop comfortably below 60 F at night. Average maximum yearly temperature from 1960 till 1990 was 75.6 F while minimum yearly temperature for the same period was 50.2. Average yearly Precipitation is approximately of 16.1 inches.

Water Supply: A fire hydrant currently exists approximately 100 feet across from the site in the Northwest direction. Hydrants are required along fire access roadways as determined by the Fire Marshal to meet operational needs at intersections, at cul-de-sacs, and at intervals based on parcel size and County Fire Code Table 903.4.2-B Minimum Fire flow in wild land urban interface is 2500 GPM.

Fire Access Roads: The site is currently operating as a separate service station and does not share any street access with any other commercial or residential properties. As such there are no dead end driveways serving the site or cutting through the site to any other commercial or residential dwellings.

There are currently two paved driveways and access roads to the service station, which exceed 35ft in width and have all-weather surfaces and are suitable for travel by 50,000 lb. Fire apparatus.

Grades: Grades to the property are generally less than 3% and at the steepest are 4%.

Surface: Surface standards exceed the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual. From 0%-10% slope, the Surface Standards require a simple all weather surface. The site currently contains 4-inch Portland cement concrete surrounding the fueling islands and 3" inch asphaltic concrete on the remainder of the service station site. As a result the surface of the site meets the requirements of 15% to 20% slope although the slope to the site are around 3%.

Maintenance: The site, which currently operates and has been operating as a commercial business for almost 30 years is owned and operated by Highway Los Coches Inc., a California Corporation. Highway Los Coches Inc. will be responsible for on-going road maintenance to the site. The officers of the company will monitor the condition of the road and fund maintenance through company funds. Funding obligation for maintenance is the sole responsibility of the corporation and there are no other owners. Highway Los Coches Inc and its' officers realize that failure to comply with fire codes will subject the company to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, leined against the property. It should be noted that through the 30-year history of the site there have been not instances of road maintenance failures.

Building fire-resistance & Ignition: This issue is not applicable at this time. As we have noted previously for this project we are no building anything and no changes are being proposed to the site. The site currently operates as a service station in compliance with all State, Federal, & County fire codes and regulations. The existing structures are all of metal and concrete construction and **NO CHANGE, CONSTRUCTION OR PHYSICAL IMPROVEMENT OF ANY KIND IS BEING PROPOSED TO THE PROPERTY OR EXISTING STRUCTURES.** If in the future any type of construction is proposed both basic and enhanced construction requirements per County Building and Fire Codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks etc.

Fire Protection Systems: As we have indicated earlier the project already contains an existing service station and all service station structures are in compliance with all with all State, Federal, & County fire codes and regulations. **NO CHANGE, CONSTRUCTION OR PHYSICAL IMPROVEMENT OF ANY KIND IS BEING PROPOSED TO THE PROPERTY OR EXISTING STRUCTURES.** If in the future new construction of dwellings and attached garages are proposed they will be incompliance with County Fire Code Section 1003.2 requiring them to have sprinklers but at this point this is not applicable to this Fire Protection Plan.

Fire Protection Equipment: As we have indicated previously the site is already an existing and operating service station in compliance with all State, Federal, & County fire codes and regulations. The site contains a total of 11 fire extinguishers. In addition the site has in place equipment such as sand to be used to fight fuel fires. **NO CHANGE, CONSTRUCTION OR PHYSICAL IMPROVEMENT OF ANY KIND IS BEING PROPOSED TO THE PROPERTY OR EXISTING STRUCTURES.**

Defensible Space: The site owner understand that a minimum of 100 foot clearing of natural vegetative fuels is required around all buildings and maintained in perpetuity. As an existing and operation business Highway Los

Coches Inc. has been complying and is in compliance with the clearing requirements.

Vegetation Management: As mentioned above the site is currently operational and is in compliance with the Prescribed Defensible Open Space guidelines established by the County Fire Codes. The Prescribed Defensible Open Space will be maintained at least on an annual basis or more often as needed. Any planting within the Prescribed Defensible Open Space will be from the approved fire resistance planting materials list which is maintained by the County of San Diego. Highway Los Coches Inc. along with its' officers will be the entity responsible for ongoing vegetation maintenance and monitoring. The company will provide funding for the maintenance. Highway Los Coches Inc and its' officers realize that failure to maintain in a fire-safe manner will subject the company to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, levied against the property. It should be noted that through the 30-year history of the site there have been not instances or failures to maintain a fire-safe manner.

Fire Behavior Computer Modeling: Computer Fire Behavior Model is not required for this project per County Fire Marshal